



HEADCORN PARISH COUNCIL

The Parish Office, Headcorn Village Hall, Church Lane, Headcorn, TN27 9NR
Tel: 01622 892496 Email: clerk@headcornpc.org.uk

Minutes of the Planning & Licensing Committee of Headcorn Parish Council meeting held in the Green Room at the Village Hall on Monday 28th June 2021 at 7:00pm

Those in attendance: Cllrs Davies, Pyman, Mather and Williams

Clerk: Caroline Carmichael
Stefan Christodoulou

Assistant Clerk: Susie Barkess

There was one member of the public present.

1.
 - a) **Apologies for absence received and confirmed by the Council:** - There were no apologies received. Cllr Hammond was marked as absent.
 - b) **Enquiry whether anyone intends to film, photograph, or record during this meeting:** - There were none recorded.
 - c) **Declaration of changes to the Register of Interests:** - There were none recorded.
 - d) **Declarations of pecuniary or significant Interest regarding items on the agenda:** - There were none recorded.
 - e) **Requests for Dispensations:** - There were none recorded.
 - f) **Declarations of Lobbying:** - There were none recorded.
2. **Public Session** (Meeting adjourned – minute book closed)
3. **To resolve that the minutes of the meeting held on Monday 24th May 2021 be taken as read, confirmed as a correct record, and signed by the Chairman.**
The minutes were confirmed as a correct record and were signed by the Chair.
4. **Matters arising from the last meeting.**
 - Hammerstream Paddock:** – As reported at Full Council we are told that an application is expected for this site however nothing has been received yet. Updates will be given as received.
 - Acers Place, Lenham Road, Headcorn:** – There has been no update since we were advised MBC were preparing witness statements to proceed with prosecution.
 - Caravans on land adjacent to Woodside Farm:** - Despite being advised that an initial investigation had taken place there has been no further updates. This and other outstanding enforcements action will be raised with MBC and other parties.
 - Meadows, Lenham Road Appeal Inquiry:** - We have been advised that there is a second appeal hearing relating to an appeal against enforcement action. The hearings will be held concurrently and will commence from the scheduled start date in November 2021.



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21/500152/OPDEV Land Adjacent to Hamilton House Bletchenden Road Headcorn Kent
There has been no update from MBC. This and other outstanding enforcements action will be raised with MBC and other parties.

21/500235/BOC Quarter Paddocks Bletchenden Road Headcorn Kent – There has been no update from MBC. This and other outstanding enforcements action will be raised with MBC and other parties.

Eden Park Farm, Love Lane, Headcorn – Correspondence received from PINS via Helen Whately's office. The delay has been acknowledged as completely unacceptable and steps are being taken to address the situation and this case will receive priority.

5. Correspondence other than that concerning the planning applications on the agenda: - Alleged Breach of Planning at Field Opposite Shenley Park.

A report was received from a Parishioner about a motor home and a small digger on a field opposite Shenley Park. Preliminary investigations by MBC suggests that there is nothing illegal taking place at the site. The officer will follow should the situation change.

Correspondence from Martin Round – inconsistencies in decisions.

MBC Borough Councillor Round copied HPC to a communication sent to MBC about the inconsistencies in the decisions made regarding planning decisions. The Clerk had sent further evidence to Cllr Round that centered on inconsistencies on decisions made on application for a single dwelling on Grigg Lane.

Licence details for Tap 17 – update since opening.

We have received several reports about late opening and sale/drinking of alcohol beyond licensed hours. These matters had been raised with various parties and MBC Licensing officer has visited the premises and discussed with the tenants.

Confirmation that the second appeal on the Meadows site will be linked to the first

The two appeals on the Meadows Site will be linked for the appeal on November 23rd.

Email from Helen Whately concerning delays at the Planning Inspectorate.

MP Helen Whately recently wrote to HPC to inform the Council that various concerns of HPC had been brought to the attention of the Planning Inspectorate.

6. To consider the Terms of Reference for the Committee and agree any changes or amendments required.

It was agreed, given the current size of the Council, that that the committee minimum size would be reduced from eight to five. It was also agreed that Item 16 would be amended to read "the committee will "usually" meet on the 4th Monday of each month". No other changes were made. The agreed terms of reference will be taken to Full Council in July for adoption.



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7. Planning Applications to be considered.

21/501831/FULL Hazelpits Farm Ulcombe Road Headcorn Kent TN27 9LD

Section 73 - application for minor material amendment to approved plans condition 2 pursuant to 18/503980/FULL for - Conversion and extension of existing outbuildings into 2 No. dwellings to include reinstatement of Stowage and kiln roof to the oasthouse, and erection of a car barn to serve the barn, a new storage building for the oast and a car barn to serve the existing farmhouse.

21/501832/LBC Hazelpits Farm Ulcombe Road Headcorn Kent TN27 9LD

Listed building consent for conversion of existing outbuildings into dwellings to include an erection of a car barn to serve the barn.

21/501829/FULL Hazelpits Farm Ulcombe Road Headcorn Kent TN27 9LD

Section 73 - application for minor material amendment to approved plans condition 2 pursuant to 18/503980/FULL for - Conversion and extension of existing outbuildings into 2 No. dwellings to include reinstatement of Stowage and kiln roof to the oasthouse, and erection of a car barn to serve the barn, a new storage building for the oast and a car barn to serve the existing farmhouse.

The above applications were reviewed concurrently, and it was agreed that the committee wish to see the applications approved.
Referral to committee is not required.

21/502463/FULL 27 Sharps Field Headcorn Kent TN27 9UF

Proposed loft conversion incorporating the addition of a flat roof dormer to side elevation, alterations to pitch roof to form full gabled ends from barn hips to rear and front elevations, addition of 1 no window to front elevation and 1 no window to rear elevation and associated internal alterations.

The Committee's opinion is that this would be over development of the site, the extension will dominate the host building, the 3rd story would both overlook adjoining properties and would negatively impact the street scene with its size. It was further noted that the Parish Council have always supported dwelling design of no more than two storeys and this is also contained with the Headcorn Neighbourhood Plan.

It was agreed that the committee wish to see the application refused.
Referral to committee is required if the officer is minded to approve the application.



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21/502652/FULL Little Hearnden East Sutton Road Headcorn Ashford Kent

Demolition of rear extension. Erection of a replacement single storey rear extension with a basement.

21/502653/LBC Little Hearnden East Sutton Road Headcorn Ashford Kent

Listed Building Consent for demolition of the rear extension. Erection of a replacement single storey rear extension with a basement.

The above applications were reviewed concurrently.

It was agreed that the committee wish to see the application approved.

Referral to committee is not required.

21/502361/LBC Brambling Hawkenbury Road Hawkenbury Tonbridge Kent

Listed Building Consent for historical variations to regularize internal or external amendments to previously approved plans (Works Completed).

The above application was reviewed, it was agreed that the committee wish to see the application approved.

Referral to committee is not required.

21/502548/FULL Field Adjacent to Dancing Green Lenham Road Headcorn TN27 9LG

Erection of a restoration garage.

Whilst the Committee recognises the abundant local support for this development and acknowledges the worthy cause this is in aid of, the committee are unable to support the development of this nature of a greenfield site. Development of this kind would be at odds Policy SP17 of the Maidstone Adopted Local Plan.

If a more suitable site could be found for this project the Councillors would be happy to give this further consideration.

The committee therefore wish to see the application refused.

Referral to committee is not required.

21/502794/FULL Ardernt Grigg Lane Headcorn Ashford Kent

Erection of single storey front and rear extensions.

The above application was reviewed, and it was agreed that the committee wish to see the application approved.

Referral to committee is not required.



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21/502871/FULL Four Oaks Four Oaks Road Headcorn Ashford Kent

Demolition of existing flat roofed garage. Erection of a new garage with room over.

The above application was reviewed, and it was agreed that the committee wish to see the application approved.

Referral to committee is not required.

21/502629/FULL 26 Wheeler Street Headcorn Ashford Kent TN27 9SJ

Demolition of the conservatory. Erection of a single storey rear extension.

The above application was reviewed, and it was agreed that the committee wish to see the application approved.

Referral to committee is not required.

21/503084/FULL 64 Mill Bank Headcorn Ashford Kent TN27 9RE

Erection a replacement single storey rear extension and detached garage.

The above application was reviewed, and it was agreed that the committee wish to see the application approved.

Referral to committee is not required.

21/503140/FULL Headcorn Surgery the Hardwicks Headcorn Ashford Kent

Change of use of part existing loft to create additional office space and the insertion of 4no. roof lights to the northeast elevation.

The above application was reviewed, and it was agreed that the committee wish to see the application approved.

Referral to committee is not required.

21/503091/FULL 9 Oak Farm Gardens Headcorn Ashford Kent TN27 9TZ

Proposed two storey side extension.

The Committee had not received the papers from MBC and some of the committee had not reviewed this application online so it was agreed it will be carried over to the July meeting.

8. Licence Applications for Consideration

There were no license applications to consider.



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9. Planning Appeals to be considered: -

APP/U2235/W/20/3255646: Eden Park Farm Love Lane, TN27 9HL

It was noted that the appeal for this site would take place by written representations. It was agreed that the Clerk would write further representations to the inspector as outlined in a recent email to the committee on this matter, these comments focus on the cumulative impact that this and other sites have on the settled community in Headcorn. It would also reiterate the need to align planning policy so that there is a consistent approach to applications from both the settled and traveller community.

10. Planning results

21/502138/FULL Headcorn Aerodrome Shenley Road Headcorn Ashford Kent TN27 9HX.

Section 73 - Application for Variation of condition 7 (no aerobatic displays or public events without the prior consent of the Local Planning Authority) pursuant to application MA/77/1559 for continued use of land including buildings thereon for purposes of providing aerodrome use for general aviation including business club and leisure flying, charter service, crop spraying, flying school, parachuting and aerial tours. To permit the Battle of Britain Weekend on 25, 26 and 27 June 2021.

HPC Wish to see approved.
MBC Application permitted

21/501788/FULL Kelsham Farm Four Oaks Road Headcorn Ashford Kent TN27 9NY.

Insertion of new French casement doors to rear and erection of three bay carport/garage

HPC Wish to see approved
MBC Application permitted

21/501789/LBC Kelsham Farm Four Oaks Road Headcorn Ashford Kent TN27 9NY.

Listed building consent for insertion of new French casement doors to rear

HPC Wish to see approve
MBC Application permitted

21/501688/FULL 55 Bankfields Headcorn Ashford Kent TN27 9QY.

Erection of replacement first floor rear extension with pitched roof, including alterations to ground floor fenestration.

HPC Wish to see approved
MBC Application permitted



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21/501602/FULL 15 Kings Road Headcorn Ashford Kent TN27 9QT.

Section 73 - Application to remove condition 10 (retention of parking spaces); and vary condition 11 (approved plans) pursuant to 20/505570/FULL (Conversion of school caretaker's house to a day nursery, including conversion of roof space with new fenestration, single storey front extension and two storey rear extension with associated staircase, new access and parking), to provide play area to front of site, fencing, and extend external staircase to second floor.

HPC Wish to see refused
MBC Application permitted

21/501188/FULL 10 Mill Bank Headcorn Ashford Kent TN27 9RD.

Erection of a single storey front extension.

HPC Wish to see approved
MBC Application permitted


The above results were discussed, and no further action is required.

11. Matters for information, urgent matters at the discretion of the Chairman for noting only or any items for discussion at future meetings: -

Several items were brought to the Committees attention:

- Problems at the George and Dragon of Crime and Anti-social Behaviour
- The issue of large amounts of rubbish discarded on, the road bridge over the railway on the A274 towards Tenterden.
- There is a banner advertising the Yard Burger Bar, it is black on the rear and cannot be seen at night and as it spans the pavement between two bollards it is thought to be a hazard to pedestrians.

There being no further matters for consideration the meeting was closed at 8.11pm

Signed.......... Date..... *28 July 2021*

